

Lisa Mausolf
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December 6, 2021

Eric LeClair, Vice President of Acquisitions
Jones Street Investment Partners
100 Federal Street, Floor 20
Boston, MA 02110

Re: 24 Depot Street/21 W. Auburn Street, Manchester, NH

Dear Mr. LeClair:

At your request, I have reviewed photographs of the structures at 24 Depot Street and 21 W. Auburn Street in Manchester. I also reviewed the tax cards for the properties and conducted some limited historical research. That research indicates that the two-story brick structure at 24 Depot Street was constructed in 1914 as an agricultural store for the John B. Varick Company. The business was founded in the 1880s and had a main store which still stands at 801-819 Elm Street as well as warehouses on Nutfield Lane, Valley Street and W. Auburn Street (behind the Depot Street store). The former store building at 24 Depot has seen various alterations in recent years including alterations to the storefronts and façade fenestration that impair its integrity.

The property at 21 W. Auburn Street includes the former 1910 Varick three-story brick warehouse to the south of 24 Depot Street as well as a complex of attached utilitarian brick shops and warehouses between Franklin Street and Canal Street. In the early 20th century the occupants included Manchester Machine Works, New Hampshire Heel and Smith Box and Lumber. By the 1940s the machine works and box company had been joined by Clarke Press, Cornish Machinery and Manchester Nickel Plating. Still later, parts of the buildings were occupied by Associated Grocers and Helmsdorf Fixture Manufacturing Company. These buildings saw frequent changes in ownership and multiple alterations from the 19th century through the 20th century. They were originally sited here for easy access to the B & M freight station and railroad sidings that were previously located to the south. The freight depot was demolished in 1961 and Market Basket now stands on the site. The area is no longer able to convey its historic associations or context adjacent to the rail yard.

As you have indicated to me, the Application you are preparing for consideration by the Board of Mayor and Aldermen requires a letter from an Architectural Historian opining whether a building proposed for demolition is of historical or cultural significance. I am well familiar with Manchester's historic resources, having worked on multiple projects in the city over the past 30+ years. Based on my experience and review of the information provided and additional research, it is my opinion that the structures at 21 W. Auburn Street and 24 Depot Street do not exhibit exceptional historical or cultural significance. Please let me know if you need any additional information or assistance.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Mausolf". The signature is fluid and elegant, with a long, sweeping tail on the final "f".

Lisa Mausolf
Preservation Consultant